



**County of Orange**

# MEMO

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**FILE:** PA 02-0018

**DATE:** March 26, 2002

**TO:** File/Record/Applicant

**FROM:** Thomas B. Mathews, Director, Planning and Development Services Department

**SUBJECT:** Planning Application PA 02-0018 for a Site Development Permit for DMB Ladera to construct four model homes and a sales office in Tract 16242.

**LOCATION:** 28117 Falabella Drive, Ladera Ranch

**APPLICANT:** Planning Solutions Inc. on behalf of K. Hovnanian, DMB Ladera, LLC and Rancho Mission Viejo.

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## I. NATURE OF PROJECT:

The subject property is zoned PC and is located in the Ladera Planned Community within Planning Area 3. Planning Solutions Inc. on behalf of K. Hovnanian, has submitted this Site Development Permit for the construction of four single-family detached model homes to be located within Tract 16242. The model homes will be located on lots 12, 13, 14, and 15. The garage of the house on Lot 12 will be converted to a temporary sales office for the first time sale of homes for this tract. A parking lot consisting of 11 parking spaces including one handicap space will be provided on lots 10 and 11. A handicap accessible bathroom will be located in the parking lot area. The project also includes typical signage, landscaping, and trap fencing. A maximum of 10 pennant flags are permitted around the model complex. Tract 16242 is composed of 5.5 acres and has been subdivided into 37 parcels. The model homes demonstrate the implementation of reciprocal side-yard easements that will be included and described within the private CC&R's of the tract. A small pocket park is included in the tract on Lot C, but no park credits will be allotted to Ladera Ranch for the small park. The Local Park Implementation Plan, PM 98-01, will meet all park requirements for Ladera Ranch.

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## II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code Sections 7-9-150 "Discretionary Permits and Procedures" and 9-1-136.1 "Temporary Uses and Structures", together with the Ladera Planned Community Program Text.

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### **III. ENVIRONMENTAL DOCUMENTATION:**

The proposed project is deemed Categorically Exempt (Class 3) as defined by the California Environmental Quality Act. Appendix A contains the required CEQA Finding.

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### **IV. CERTIFICATION:**

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director  
Planning and Development Services Department

By: \_\_\_\_\_

Chad Brown, Section Chief  
CPSD/Site Planning Section

### **ATTACHMENTS:**

Appendix A - Findings  
Appendix B - Conditions of Approval  
Appendix C - Aerial Photo

### **APPEAL PROCEDURE**

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.